

**REGULAR MEETING MINUTES  
FOREST MEADOWS OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
Hilltop Clubhouse  
November 18, 2019**

**OPEN SESSION**

**CALL TO ORDER:** The meeting was called to order by President Woznak at 6:05 p.m.

**ATTENDANCE:**

Blair, Davis, Fregosi, Harris, Haught, Madison, Woznak, GM Shipman

**APPROVAL OF MEETING MINUTES:**

Fregosi moved to approve the Regular Session Minutes of October 15, 2019. The motion was seconded and carried 6/0.

**OPEN FORUM:**

There were 2 people who spoke in Open Forum.

**CORRESPONDENCE:**

There was no correspondence this meeting.

**PRESIDENT'S REPORT:**

On **October 15, 2019**, the Board of Directors met in Executive Session regarding the following: To approve the Executive Session Minutes of September 17, 2019; to review the Aging Summary Report.

On **November 4, 2019**, the Board of Directors met in a Special Executive Session regarding the following: to review a proposal for a new generator for the Gallery; to review a proposal for revisions on our CCRs; to review an owner's request for waiver of VIP fees; discuss topics for the Town Hall meeting.

There was no CHP officer available for our meeting.

**UNFINISHED BUSINESS:**

**Purchase of generator for gallery/office**

Harris reported that we are investigating the cost to get the front lights and guard house working through a power outage.

**Mailbox Staining**

Volunteers are needed to help with mailboxes that are in need of staining now. Thank you to those who can help.

**Speed Signs**

Haught reported on the signs we think will best help with speeding in the community. She will investigate further for lower prices and have a final report at the next meeting.

**NEW BUSINESS:**

**Reserve Study:**

Davis moved to approve the Reserve Study as presented. The motion was seconded and carried 6/0.

**VIP Inspections:**

The Board was in agreement that with weather conditions changing that there might be a need to have more inspections. These inspections will be conducted by the Compliance Committee.

**Owners needing help during power outages:**

The Board discussed getting word out to the community that there are power stations in both Arnold and Murphy's that offer services that may be needed.

**FINANCIAL REPORT:****October 31, 2019 Interim Financials**

Davis moved to approve the Interim Financial Report of October 31, 2019 with an Operating account balance of \$564,138.16 and the Reserve account balance of \$898,394.54. The motion was seconded and carried 6/0.

**Approval for variable income transfer:**

Davis moved to approve the Variable Income Transfer of \$16,283.44 from the Operating to the Reserve Account. The motion was seconded and carried 6/0.

**Approval of 2020 Road Access Fees:**

Davis moved to approve the 2020 Road Access Fees as presented. The motion was seconded and carried 6/0.

**MANAGER'S REPORT:****October/November 2019 Activity Report -**

Reviewed monthly inspection report from Compliance Coordinator.

Update and review collection agency accounts. Track Civil Court action and monitor judgement award activity.

Performed (2) employee evaluations.

Attended weekly construction meetings with KW Emerson and Architect regarding Front Entry Project.

Met with Architect to discuss guard house revisions.

Continued to work with Architect and contractor regarding front entry issues.

Attended Fuel Break seminar.

**COMMUNITY CENTER COMMITTEE:**

No report this meeting.

**COMMUNITY COMPLIANCE COMMITTEE:**

The November 2019 Community Compliance Inspection Report was reviewed by the Board.

**EPPOC:**

Davis reviewed the report.

**PARKS, POOLS & EVENTS COMMITTEE:**

The committee has plans for a kid's Christmas party on Saturday, December 14, with an adult Open House Christmas Party following on the same day. A Christmas Golf Cart Parade is being planned to coincide with the parties

**ROADS & TRAILS COMMITTEE:**

Woznak reported we are still working on the Dogwood projects.

**ARC COMMITTEE:**

Woznak reported a new house has been approved on Forest Meadows Dr. that will be very impressive and beautiful.

**DIRECTOR REQUESTS:**

No requests were made.

**ADJOURNMENT:**

The meeting was adjourned at 7:35 p.m.

Submitted by,



Gini Madison  
Secretary